



THURSTON COUNTY COMPREHENSIVE PLAN PERIODIC UPDATE

BOARD OF COUNTY COMMISSIONERS – SEPTEMBER 4, 2019

THURSTON



2040

OVERVIEW

Comprehensive Plan Periodic Update

- Scope of Work
- Overview of Major Changes
- PC Recommendation
- Next Steps

THURSTON



GOAL OF TODAY'S BRIEFING

Direct staff on which individual items staff should bring forward for additional work sessions.

THURSTON

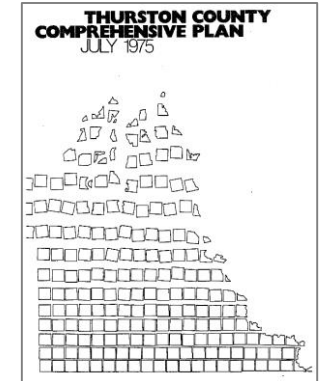
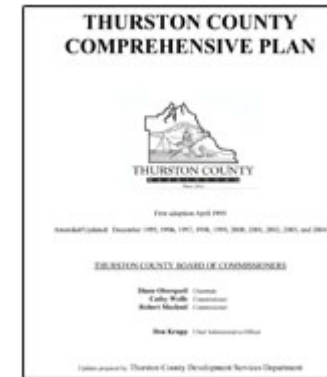


2040

BACKGROUND

County is required to conduct a periodic review of Comp Plan

- Update population and employment forecast data
- Reflect changes in state law
- Incorporate other needed changes



November 2004
Last Major Periodic Update

February 2017
Scope of Work
for Periodic Update Adopted

June 30, 2016
Periodic Update Due

May 2019
Scope of Work Decision
Core v. Continuing

Comprehensive Plan Scope of Work

CORE

- 11 Chapters – Background and Format
 - 1 - Introduction
 - 2 - Land Use
 - Evergreen Land Use Designation
 - 3 - Natural Resource Lands
 - 4 - Housing
 - 5 - Transportation
 - 6 - CFP (format update only)
 - 7 - Utilities
 - 8 - Economic Development
 - 9 - Environment & Recreation
 - 10 - Historic & Archaeological Resources
 - 12 - Amendments
- Code Amendments
 - Title 20 - Major Educational Institution Standards
 - CP-6 - Manufactured Housing

CONTINUING

- Chapters
 - Mineral Lands Update (part of Chapter 3)
 - Long Term Forestry Update (part of Chapter 3)
 - Parks strategy & LOS (part of Chapter 9)
 - 11 - Health Chapter
- Joint Plans
 - Lacey UGA & TCC 21
 - Tumwater UGA & TCC 22
 - Olympia UGA & TCC 23
 - Yelm UGA, Rainier UGA, Tenino UGA, Bucoda
- Code Amendments
 - CP-1 - Wireless
 - CP-2 - Permitted Childcare Facilities
 - CP-3 - Airport Overlay
 - CP-4 - ADU and FMU standards
 - CP-5 - Boundary Line Adjustment Standards
 - CP-7 - Water Availability
 - CP-8 - Grand Mound Residential Lot Width
 - CP-9 - Resource Use Notice
 - CP-10 - Forest Lands Conversion Ordinance
 - CP-11 - Mineral Extraction Code

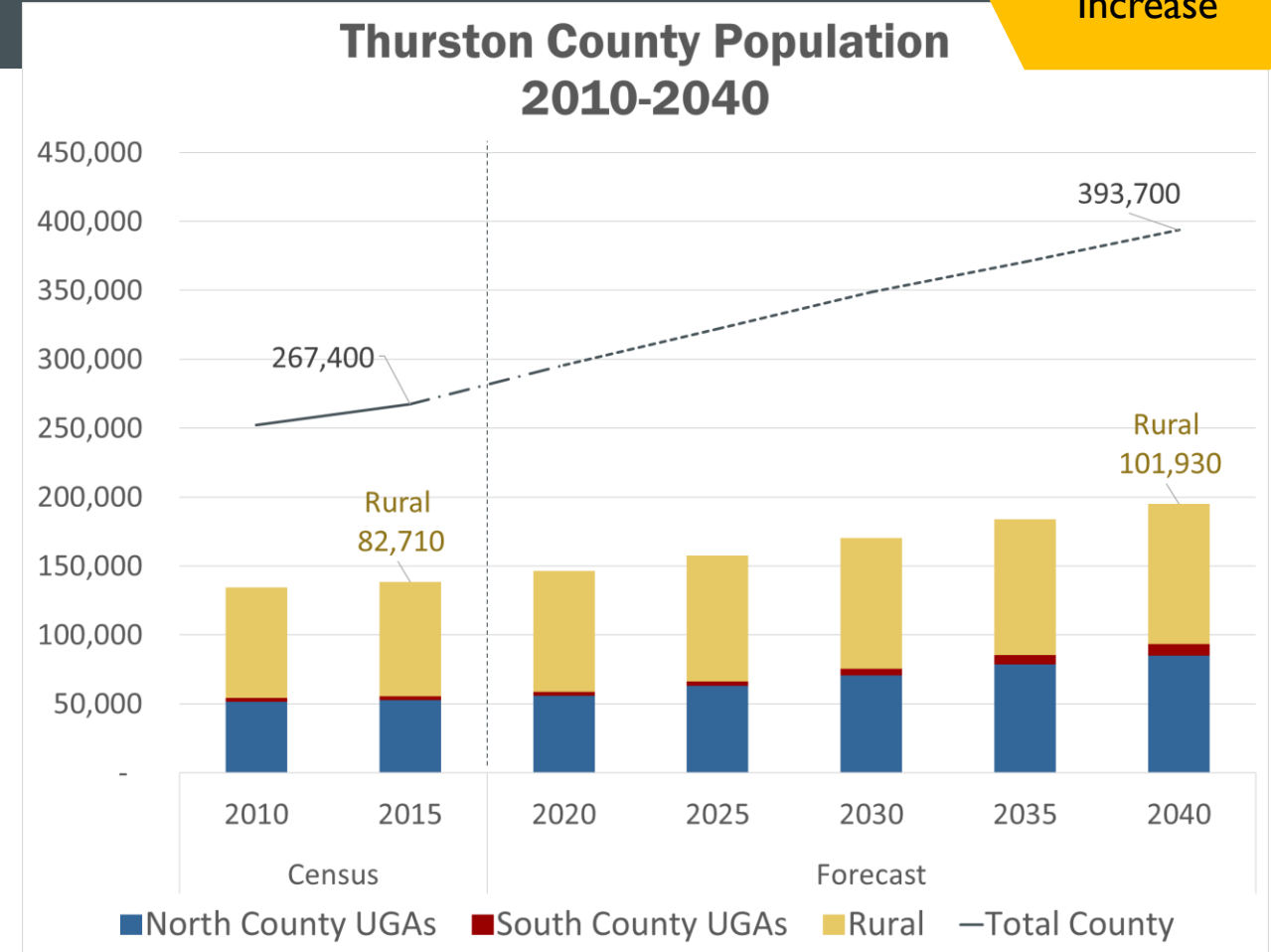
Reflects Direction of CPED Management – May 2019

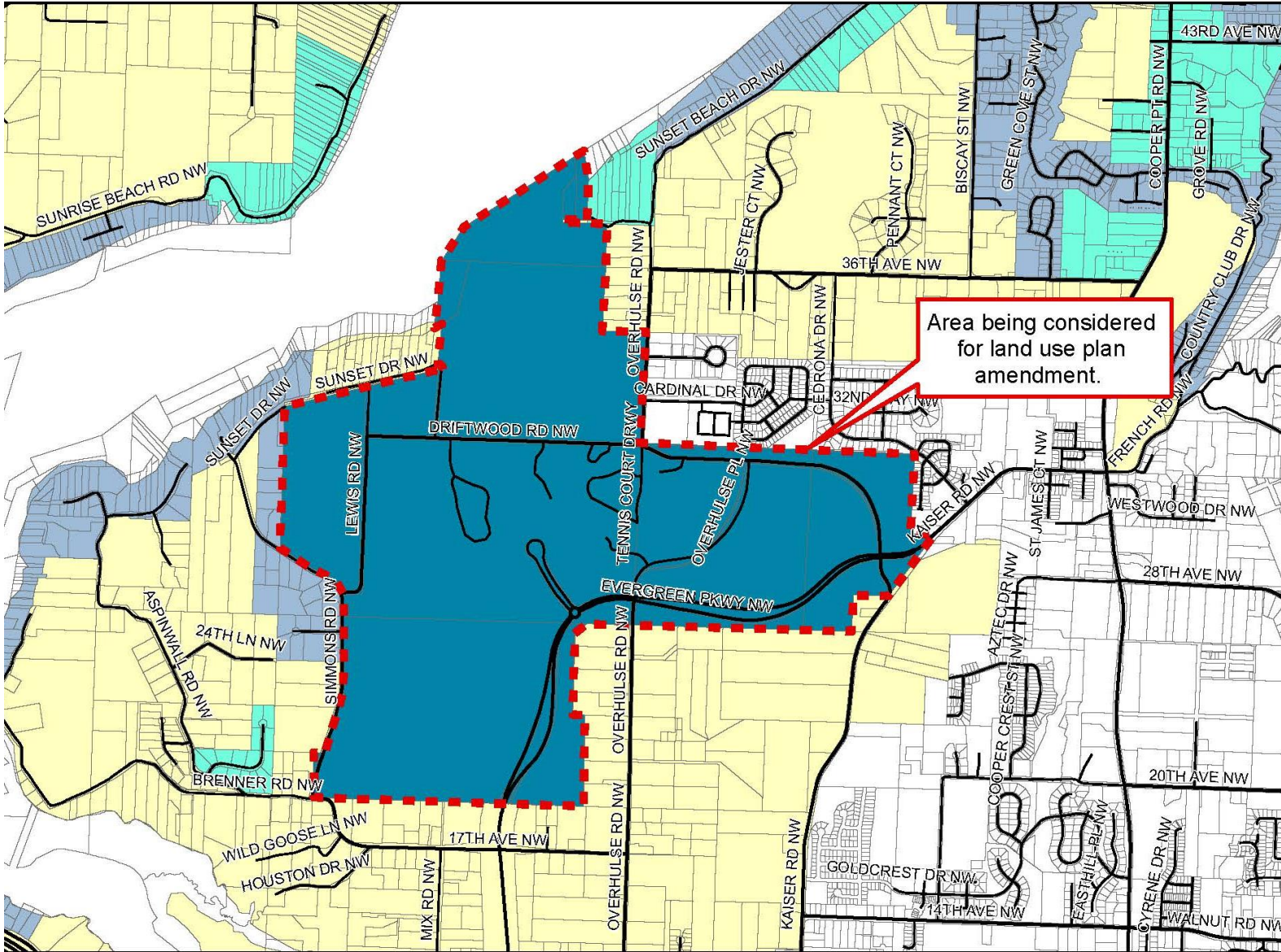
MAJOR CHANGES BY CHAPTER

42%
Projected
Increase

■ Chapter 2 – Land Use

- Updated population projects and buildings intensities
- Updated policies and land use standards to discourage incompatible uses adjacent to Joint Base Lewis McChord
- Information of water quality and quantity
- Revisions to the Institutional Land Use Designation, including new zoning standards TCC 20.64





MAJOR EDUCATIONAL INSTITUTION DISTRICT

9/4/2019

7

NEW TCC 20.64 – MAJOR EDUCATIONAL INSTITUTION

Codes

- **20.64** – Major Educational Institution **[NEW]**
- **20.54** – Special Uses
- **20.03** – Structure, Interpretations and Definitions
- **20.37** – Site Plan Review



Results

- New permitted uses won't require special use permits
 - Classrooms, dormitories, infrastructure, etc.
 - Streamlined permitting
- Increased vegetative screening
- Transitional building height
- Bigger setbacks

MAJOR CHANGES BY CHAPTER

■ Chapter 3 – Natural Resources

- Updated background information and trends
- Minor policy updates
- Added reference to the Voluntary Stewardship Program
- Updated language around conservation tools

AGRICULTURE



59 Average Age of Farmer



70% of farmland is expected to change ownership in the next 20 years



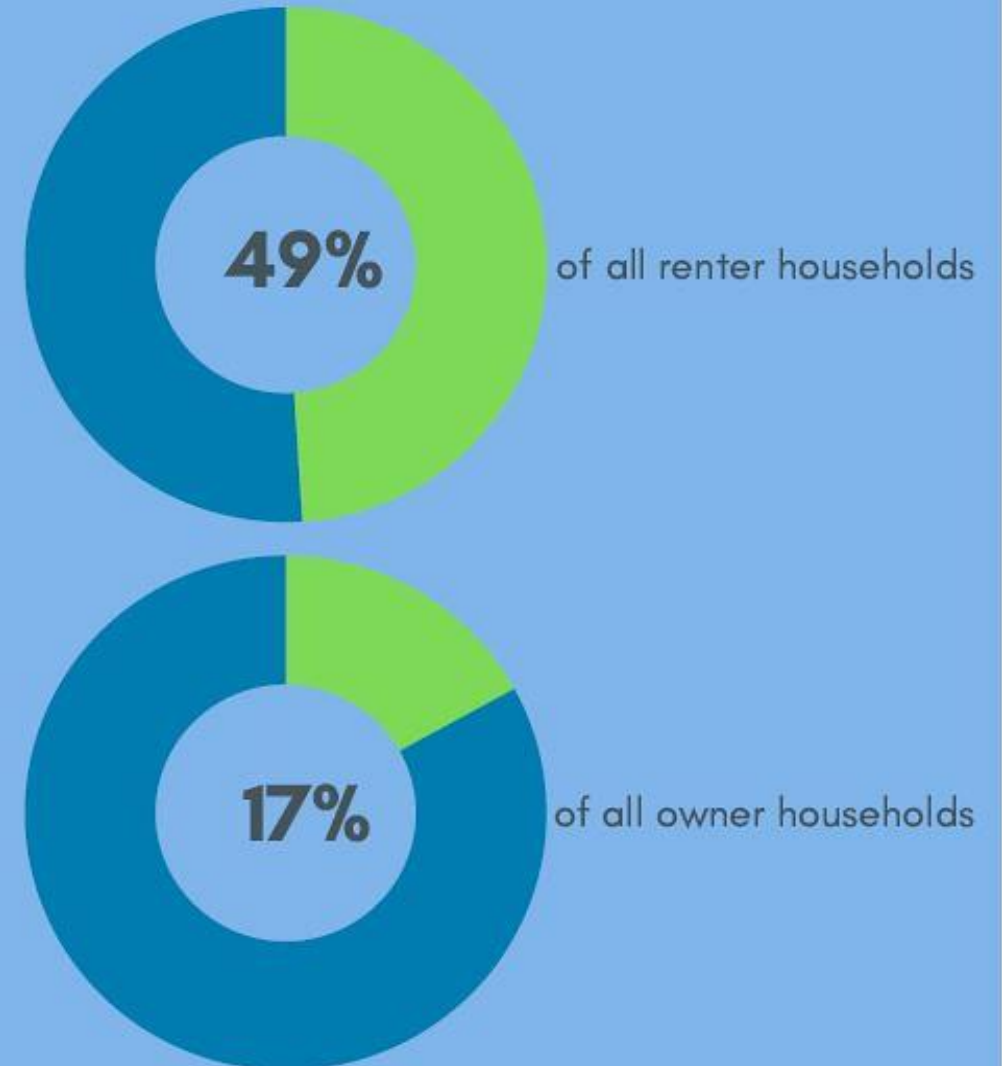
MAJOR CHANGES BY CHAPTER

■ Chapter 4 – Housing

- Updated background information and trends
- Updated goals, objectives, and policies
- Updated inventory and projected housing needs
- Information related to affordable housing

COST BURDENED HOUSEHOLDS

COST BURDENED = HOUSEHOLD EARNs LESS THAN 80% OF AVERAGE COUNTY INCOME AND SPENDS MORE THAN 30% OF HOUSEHOLD INCOME ON HOUSING



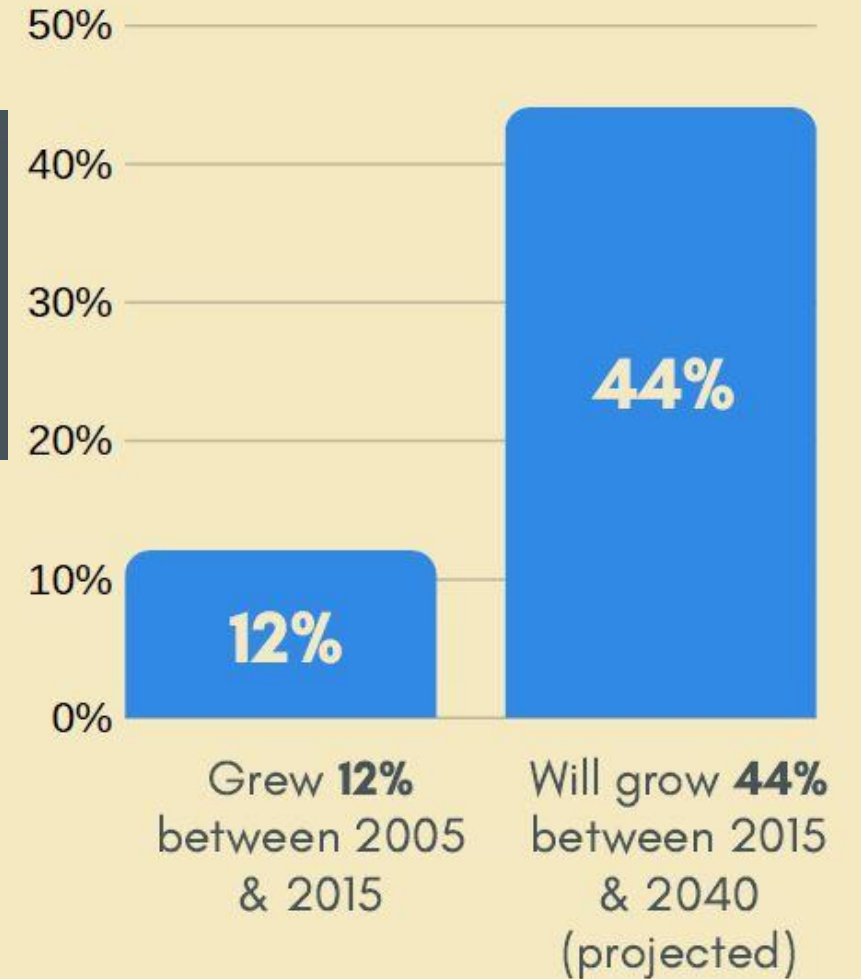
MAJOR CHANGES BY CHAPTER

■ Chapter 5 - Transportation

- Updated background information and trends
- Updated goals, objectives, and policies
- Updated inventory of transportation facilities and services
- Updated level of service standards and forecast of traffic

Commuting into and out of
the county is projected to
DOUBLE
by 2050.

ANNUAL VEHICLE MILES TRAVELED



MAJOR CHANGES BY CHAPTER

■ Chapter 7 – Utilities

- Updated background information and trends
- Updated goals, objectives, and policies
- Updated inventory and capacity of existing and proposed utilities

Proposed Utilities Statewide Over Next 20 Years



Electricity

6–8 new distribution substations
2–4 new point load substations
3 existing stations to be upgraded



Natural Gas

7 new pipeline stations
16 new regulator stations
47 new miles of gas mains



Standard Telephone

0 new switching stations



Cellular Telephone

Multiple cellular telephone providers, each of which proposes many new antenna sites

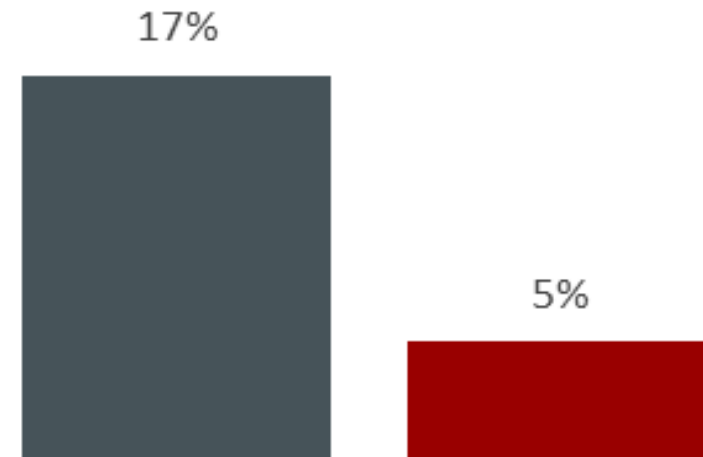
MAJOR CHANGES BY CHAPTER

■ Chapter 8 – Economic Development

- Updated background information and trends
- Updated goals, objectives, and policies

Growth in Population and Jobs: 2005-2016

■ Population ■ Jobs



% change, 2005-2016

MAJOR CHANGES BY CHAPTER

■ Chapter 9 – Environment, Recreation & Open Space

- Updated background information and trends
- Updated goals, objectives, and policies
- New information on climate change and water availability



IMPACTS OF A CHANGING CLIMATE

TEMPERATURE



Since 1890s: average Thurston temperature has increased by 1.3° F.

By 2050s: Could increase an additional 4 – 6° F.

PRECIPITATION



Heavy winter rain events could increase from 2 days per year to 7.

Summer rainfall may decrease by 22%, leading to drier conditions.

SEA-LEVEL RISE



Rising sea levels could flood low-lying areas, particularly during storms and high tides, and permanently the Nisqually Estuary.

MAJOR CHANGES BY CHAPTER

■ Chapter 10 – Archaeological & Historic Resources

- Updated background information and trends
- Updated goals, objectives, and policies

1,329 Historic Sites in
Thurston County

572 Olympia

242 Lacey

179 Tumwater

170 Yelm

133 Unincorporated County

27 Tenino

3 Rainier

3 Bucoda

PC RECOMMENDATION

On August 7, 2019, the Planning Commission recommended approval of:

- Core chapters, appendices, and related maps;
- NEW TCC 20.64 and other associated code changes – Major Educational Institution;
- Land use amendment and associated rezone for the Evergreen State College;
- To affirm no changes are needed for Manufactured Housing; and
- That Chapter 4 Housing be reviewed by the county's Homeless Coordinator.

THURSTON COUNTY COMPREHENSIVE PLAN PERIODIC UPDATE TIMELINE

Summer 2019

- Planning Commission Review
- PC Public Hearing (core) 7-10-2019

Fall 2019

- Board of Commissioners Review

Fall 2019/Early 2020

- BoCC Public Hearing
- Adoption of core update

2020

- PC and BoCC Review of continuing Items
- Public Hearing
- Adoption of continuing Items

We are here.

All dates are tentative and subject to change.

OPTIONS



1.

Direct staff to proceed with setting a public hearing on the Comprehensive Plan Periodic Update core elements.



2.

Direct staff on which individual items staff should bring forward for additional work sessions.

Questions?

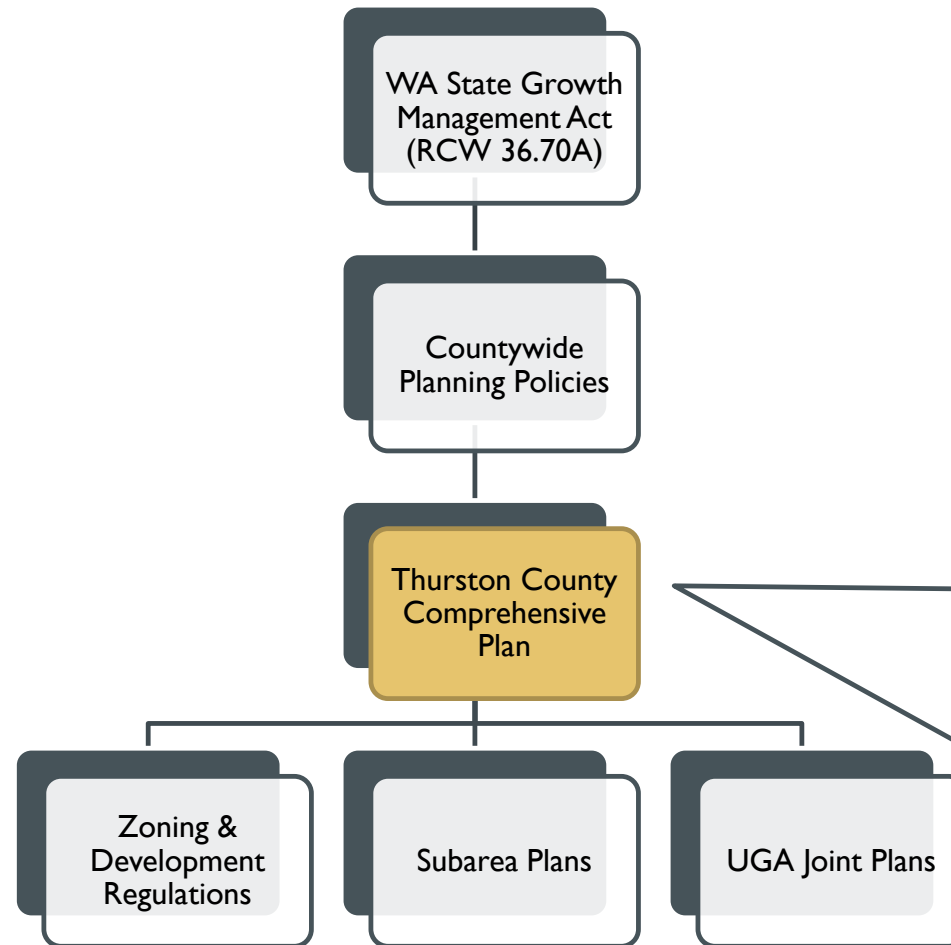
Contact:

Maya Teeple, Associate Planner, Thurston County
Maya.Teeple@co.thurston.wa.us

Project Updates and Draft Documents
www.Thurston2040.com



PLANNING HIERARCHY



Comprehensive Plan Chapters

1. Introduction
2. Land Use
3. Natural Resources
4. Housing
5. Transportation
6. Capital Facilities Program (CFP)
7. Utilities
8. Economic Development
9. Environment
10. Historic Resources
11. Health
12. Amendments

MAJOR CHANGES BY CHAPTER

■ Chapter 1 – Introduction

- Updated background information and trends
- Updated goals, objectives, and policies

■ Chapter 12 – Plan Amendments

- Formatting updated, other minor updates

■ Chapter 13 – Glossary

- Addition of terms and abbreviations

■ Appendices A through F

- Minor Updates
- Appendix E – removed and renamed as ‘maps’
- Appendix F – removed and renamed as ‘reserved’

THURSTON COUNTY GROWTH PROJECTIONS

- Half of county's growth projected for the county's incorporated areas
- For unincorporated Thurston County, largest portion of growth projected for the Lacey UGA
- Currently, there is sufficient land supply in urban areas to accommodate projected growth

Population Growth Proportion 2017-2040

